

THE KIND OF HOME AN ARCHITECT BUILDS FOR HIMSELF



A FIRE PLACE UNDER A TUDOR ARCH is the DOMINATING FEATURE of the LIVING ROOM.

HOME
DESIGNED
BY ELY
JACQUES
KAHN
for HIMSELF
77
ELMSFORD,
WESTCHESTER
COUNTY.

Ely Jacques Kahn Sought Convenience And Comfort Rather Than Outward Show in His Tree Screened Haven in Westchester Hills

By HARRIET Sisson GILLESPIE.

The sort of house an architect builds for himself is always a matter of more or less curiosity to the average layman. He likes to know what sort of a dwelling appeals to the professional taste, how the designer plans the arrangement of his rooms and whether the result measures up to the estimate such clever folk are wont to hold in the public mind. And so, the summer home which Ely Jacques Kahn of Bucman & Kahn has built for himself at Elmsford, between Tarrytown and White Plains, possesses an interest of the ordinary. This charming adaptation of the English style of architecture embodies all the elements of beauty and good taste one would want in a home, in addition to a very individual and picturesque character of its own. It is the style of the house that its into the rolling, wooded country of Westchester and makes itself a part of the landscape, the true test of an architect's skill. For, after all, if a house doesn't "belong" to its environment, if its treatment isn't a sympathetic factor in the setting in which it is placed, it fails of its mission.

While the main body of the house is of stucco in a warm, soft tone over yellow tile, Mr. Kahn has introduced masses of lovely stonework of irregular shape set in a bond, with porch floors of the same material and pathways of broken flagging that blend in with the straggled and plain stone walls to form an artistic ensemble as one would wish to see.

Pleasant casement windows open out invitingly and lure the visitor to a further acquaintance with the interior, which, by the way, loses nothing by comparison.

Apart from its many fine architectural features, it is a house to be lived in, a house that gives evidence of having been planned for convenience and comfort and one that will give eminent satisfaction to home folk who look to the architect to command an extensive view outward show. This house, which stands on a corner plot facing the north, is quite lost in the trees that embower it, except for the fact that on the west the room all command an extensive view of lovely country, with the Hudson and the foothills of the Catskills in the distance.



DINING ROOM WITH ITS REFELECTORY TABLE SET 77 A RECESS.

AN INVITING GLIMPSE of the DINING ROOM.

and happily devoid of decoration, a fact which makes a summer residence particularly restful. The ceiling here is particularly lovely, being paneled with occasional ornaments set in the center. A profusion of flowers tends to provide an air fresco feeling, which the abundant amount of sunlight and air coming in from the casement windows serves to emphasize.

The upper floor is comprehensively arranged, and the small amount of space given up to the stairway allows every bit of room to be included in the bed chambers, which are spacious and bright. Besides the main chamber, which has its own dressing room and bath, there are a children's room and bath, a nursery and a guest room and bath, each of which

is treated with the simplicity that characterizes the rest of the house. The kitchen, which should not have been left to the last since it is quite perfect in its way and a model of sanitation and efficient arrangement, is lighted on three sides and has a porch of its own developed after the style of those in the front of the house. The service yard is enclosed in a stone wall showing the same fine masonry that distinguishes the rest of the work.

The entire room is tiled, except for the center of the floor, which is of a composition material. The walls are faced to the ceiling with glossy white tiles that are easily cleaned and which give the room such a fresh, wholesome appearance. All sorts of built in china cup-

boards and closets for the usual kitchen equipment are provided with the convenience that modern housekeepers love. A maid's room and bath open off. Without spectacular pretensions, the house both in design and arrangement as well as in its decorative treatment is suited to all the needs of a small family, and its architectural aspect makes a universal appeal as well.

MAIN ENTRANCE ILLUSTRATING THE VARIETY OF TREATMENT INTRODUCED BY THE ARCHITECT IN HIS SUMMER HOME.

WEST 57TH ST. HOUSES LEASED FOR \$400,000

L. Tannenbaum, Strauss & Co. leased for Capt. Henry Metcalfe, as executor and trustee, the two four story dwellings at 147 and 149 West Fifty-seventh street, 37x100.5, to the 147 and 149 West Fifty-seventh Street Corporation for twenty-one years with renewal privileges at an aggregate rental of about \$400,000 and taxes. The lessees will alter the premises for business and apartments. The controlling interests of the leasing corporation took the adjoining property at 161 West Fifty-seventh street under lease last May and now control a frontage of fifty-seven feet.

Kenetta Realty Corporation, John H. Scheier president, leased offices in the new Galvin Building, 736 West Fifty-sixth street, to the Automatic Coin Change and Record Machine Company and Circuit Ignition Company.

Robert Sovers leased for Vincent Astor the northeast corner of 14th street and Eighth avenue. The property is a one story taxpayer with stores.

Julius Trattner sold for the C. W. S. Realty Corporation the five and one-half story apartment house at 526 East 157th street, 27.8x100, to Meyer Feldman.

In Suburban Fields.

John Crawford sold a century old house and half an acre of land at the corner of Highland avenue and Flax Hill road, South Norwalk, Conn., to Dr. Hartley G. Dewey, of New York.

Thomas S. Burke leased for George T. Kelly, contractor, the store at 213 South Broadway, opposite the junction of New Main street, Yonkers, to Peter H. Havey, undertaker.

Pringle & Ripley sold a plot on Chatterton Parkway, in the Battle Hill section of White Plains, to Paul Watkins.

Harvey Crawford leased the waterfront estate of Silas McBee at Great Neck to Mrs. L. Coggin. The same broker leased the Kuhn home in Great Neck Estates, Great Neck, to P. Hollings.

Chauncey R. Griffen & Co. rented for Hannah T. McLoughlin her property at Larchmont to Joseph Meyer.

Palmides Real Estate Company leased for Lyman Bartlett his country seat in Palisade avenue, Edgewood Cliffs.

New Jersey Transactions.

Felst & Felst have leased for the Fairbanks Company to Eric Stelner the four story brick building known as Goldsmith Hall, on Madison avenue, northwest corner of building at 52-54 Lafayette street, Newark, N. J., for a long term. The lessee will use the place for the manufacture of water colors used to tint leather.

Other Newark leases reported by the same brokerage firm are as follows:

For the Brown-Hunkle Company to the Fur Corporation of New Jersey the upper portion of the building at 24 Mechanic street; for the United Glass Stores Company to William Stelm, the store at 124 Mulberry street for restaurant purposes, and for Roger Young and Robert O'Gorman to the Controla Corporation the store at 19 Academy street.

For S. Bellis, Felst & Felst have sold the one story Colonial dwelling at 16 Sherer avenue, corner of Hunterdon street, Newark, to David Grotto.

Through Louis Schlesinger, Inc., the South Orange Home and School Association has leased the property at 121 Irvington avenue, northwest corner of Prospect street, South Orange, N. J., from Mrs. Kenneth-Smith who, as Miss Spinning, conducted the Spinning School on the premises. The lessees will use the place for teachers, club rooms and living quarters.

Duroso Company sold for L. W. Travis the Dr. Montague farm on the New Brunswick and Trenton Turnpike, New Brunswick, N. J. Mr. Travis took in exchange a two family house at 9 Crooks avenue, Passaic, N. J.

West Side Club Buys House.
Lebanon Corporation sold to the West Side Club 370 West Eighty-fourth street, now occupied by the organization. The purchaser paid all cash over a mortgage of \$30,000 for the property.

Multifamily House Sales.
Duroso Company sold for the Minuteman estate, Frederick de Foyester Foster trustee, to Margaret Roberts, represented by D. Kemper & Son, the five story apartment house at 1855 Third avenue, between 102d and 103d streets. The sale was a cash transaction, and the seller takes a purchase money mortgage of \$17,500 for five years at 6 per cent.

Charles Wynne and Louis H. Low sold to the West Side Building Company the five story flats at 20 to 22 West Sixty-fifth street, 66.8x100.5.

G. Tuoli & Co. sold for H. M. Weill Company to G. Piccirilli the four story flat with store at 559 East 135d street.

Bank Plans \$250,000 Building.
Plans have been filed for the erection of a twelve story office and banking building at 221-223 West Fifty-seventh street for the Excelsior Savings Bank at Sixth avenue and Twenty-third street. The structure will occupy a site 50x100, located between Broadway and Seventh avenue, on property occupied for many years by Frank Gould's art academy. The designs for the proposed building were prepared by R. H. Almroty, who estimates the cost at \$250,000.

Other Sales in Manhattan.

James H. Cruikshank purchased from Margaret R. Eldred 341 West Seventy-first street, a five story dwelling, 15x102. The Haggstrom-Callen Company were brokers.

M. H. Gaillard & Co. sold for A. Logan to Mrs. M. J. Cheeseman the four story and basement dwelling at 110 West Fifty-second street. The purchaser will occupy.

Everett M. Seixas Company resold for Miss Eva Engel the Columbia leasehold at 44 West Fifth street, a four story dwelling, 20x100.5, to the Brandon Realty Company. The lease has nine years to run, with the privilege of two twenty-one year renewals.

William C. Walker's Sons sold for David Wilson the property at 145 Duane street, 25x75, a five story and basement building.

Activities in the Bronx.

L. J. Phillips & Co. sold for the estates of Morris Kalkenau and Joseph Hammerling, S. Schimmel and Charles S. Lyons, executors, the northwest corner of 234th street and Broadway, running through to Kingsbridge avenue with frontages of 146.93 feet on Broadway, 338.94 feet on 234th street and 145 feet on Kingsbridge avenue. This property contains a large three story dwelling. The purchaser of this parcel is the Kee-see Sales Company, which plans to use a portion of the Broadway frontage for a gasoline filling station.

G. Montague Mable sold for the Garage Corporation for \$15,000 the lease of the two story garage containing 32,000 square feet at 497-503 East 143d street, and has negotiated a new lease, for twenty years at an aggregate rental of \$430,000. The new lessees will operate a high class public garage. Sidney L. Varsawer was associate broker. The attorneys were Jacob M. Leubner for the Garage Corporation and Samuel I. Golbel for the lessees.

Richard Dickson sold for F. Bernstein a dwelling, 1151 St. Lawrence avenue, The Bronx.

Greenwich Village Realty Loan.

The Rhinelander Real Estate Company, representing the Rhinelander estate, obtained a mortgage loan of \$225,000 from the Title Guarantee and Trust Company on sixteen 3-story dwellings in the Greenwich Village section. Affected by the loan are the houses on plot 206.6x100, on the west side of Seventh avenue, from Twelfth to Thirteenth street, and the adjoining similar properties, on plot 100x103, at 217-219 West Twelfth street.

Grocers Plan New Home.

The estate of L. Charles, fruiterers and grocers, have authorized the construction of a six-story building, 42x100, on Forty-third street, just west of Vanderbilt avenue, and adjoining the wing of the new Liggett building on the east. Charles L. Berg, architect, estimates the cost at \$150,000.

Real Estate Jottings.

Wilhelmina Loeffler is the buyer of 573 Amsterdam avenue; Max Satz of 16 East 106th street, and Hannah F. McMahon of 337 West Nineteenth street. All sold recently.

Frank J. Weldon is the purchaser of 55 West Sixteenth street, sold recently.

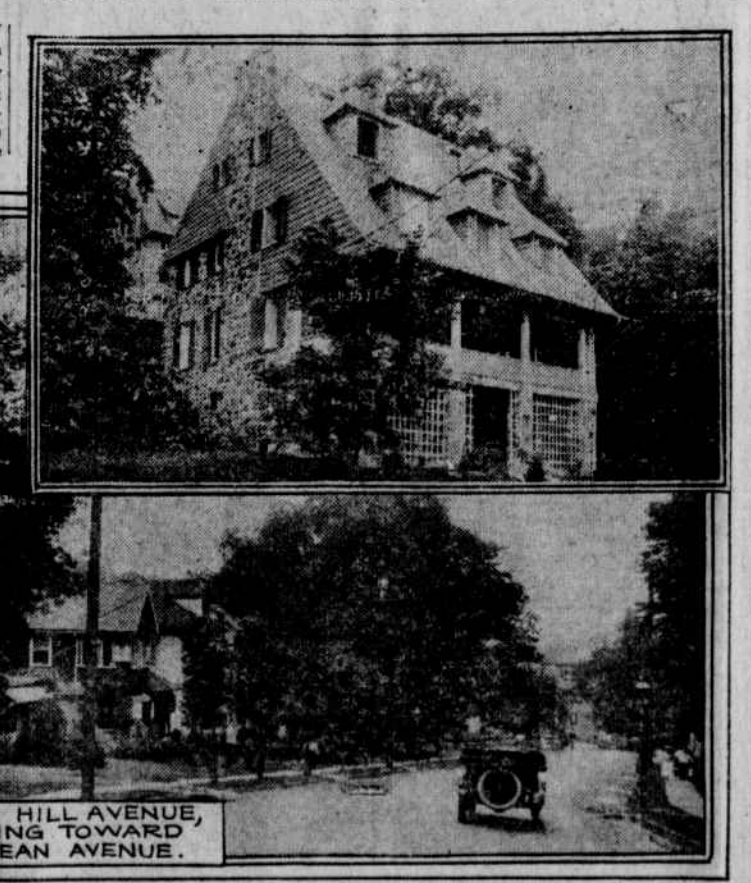
The Great Northern Apartment Corporation is the new owner of the Tiffany Arms Apartments, at the southeast corner of Tiffany and 163d streets, sold recently.

A two story storage and garage to cost \$65,000 is to be erected on the lot 100x100, at 212-213 East Twenty-sixth street, between Second and Third avenues, by J. J. Mooney, Jr., P. G. Stadler, architect, filed the plans yesterday with the Building Department.

George A. Bowman has secured a \$100,000 first mortgage for five years on the property at 158 and 160 West Forty-fifth street from the Union Dime Savings Bank.

Yonkers to See Another Lot Sale

Recent auction sales have amply proven the salability of real estate in Yonkers just over the border line of New York city. At the James Gordon Bennett estate sale, conducted by Joseph P. Day on July 14, the bidders snapped up 1,400 lots on Dunwoodie Heights, and at the



PARK HILL AVENUE, LOOKING TOWARD McLEAN AVENUE.

SCENES in the NEIGHBORHOOD of the PROPERTY to be SOLD

end of the auction, which lasted two days, many prospective buyers came away disappointed because they had been too cautious in their efforts to pick up a bargain home site.

For those who learned their lesson at the Bennett sale and who still want a bit of property in this attractive section another auction sale of Heights property has been arranged by Mr. Day for next Saturday, August 6, at 2:30 P. M. on the premises, regardless of weather conditions. This time Mr. Day has been authorized to sell by Samuel G. Bloomingdale of Bloomingdale Bros., 400 Lexington avenue, the Putnam division of Park, which is even nearer to the big city than the Bennett tract. The sale will be held under a big droust top set up near McLean avenue and the trolley line that runs crostown from Broadway, Yonkers, to Webster avenue, The Bronx.

The McLean avenue trolley line is the first east and west transit link north of Van Cortlandt Park and the New York city line, and the connecting line also with the Broadway cars that connect with the 242d street Interborough Broadway subway station and the transit lines that center in Getty Square, Yonkers, also with the trolley line in Central (Jerome) avenue that connects with the Woodlawn terminal station on the Jerome and Lexington avenue subway; also with

the Webster avenue trolley line that connects with the White Plains avenue subway to the Third avenue "L."

In addition the Lincoln station on the Central Railroad is directly at the Bloomingdale property, while the Lower and Carl stations on the same line are near by. The Bloomingdale lots occupy the high ridge that rises to the north from McLean avenue, and that lies just east of the Putnam division railroad tracks, thence ascending in a series of terraces to Wendover road, which is the location of charming hillside homes, occupied the year round by their owners.

There are several large, modern, public schools, a number of houses, stores and apartment houses in the immediate vicinity—the outstanding features of the locality being its close proximity to all these improvements, and the fact that the city of Yonkers has grown right up to the Bloomingdale tract on at least three sides. The Bronx is trending in the same direction from the east, and it is this trend of population from the east, as well as from the west, north and south that is rapidly creating a strong demand for what constitutes one of the few remaining tracts of vacant land on and adjacent to McLean ave-

nuce and Wendover road in the city of Yonkers.

Some of the best known and best improved residential colonies in South Yonkers, including Park Hill, Leffert's Park, Van Cortlandt Crest and others are numbered among the near neighbors of Lower Summit Park, which, geographically speaking, is located at about the center of this interesting hillside section, which overlooks Van Cortlandt Park.

Lots in this part of Yonkers are priced all the way from \$500 to \$2,000 each, according to the figures quoted by local brokers and developers. However, regardless of these prices and the cost of the property to date, Mr. Bloomingdale has ordered Mr. Day to sell his 100 lots for just whatever they may bring—for whatever lot buyers and home-seekers may be willing to pay for them.

"This extraordinary selling proposition means that neighborhood values are going to be discounted heavily on the day of sale—Saturday, August 6," said Mr. Day yesterday, "and I frankly believe the Bloomingdale sale will furnish a real test of the market for lots located just over the New York city line in the progressive, fast growing city of Yonkers—the metropolis of Westchester county—where the housing situation is quite as serious as in New

NEEDLE TRADE ZONE SPREADS WESTWARD

ANOTHER huge structure is soon to rise in the new needle trade centre established by the Save New York Committee on and west of Seventh avenue in the neighborhood of the Pennsylvania Terminal in connection with its campaign to save other areas of the city from inundation by cloak and suit manufacturers. According to the statement issued by the committee the new building is to be a twenty-story affair covering the entire block front on the east side of Eighth avenue from Thirty-seventh to Thirty-eighth street.

The location chosen by Harry Schiff, head of the syndicate which is put the building up, is regarded by John Howes Burton, head of the committee, as an indication that the garment zone is spreading to the west toward the Hudson River. Heretofore, all the building work in the new centre has been nearer to or directly on Seventh avenue. This is in direct fulfillment of the plans of the committee, which desires to keep the garment zone from spreading out from the district north of Thirty-ninth street.

As a site the Schiff syndicate bought from the Bradish Johnson estate the site of three and five story buildings occupying the entire block front, which have been in the possession of the selling estate for over sixty years. The buildings are dilapidated old structures containing stores and laundry tenements. Their replacement by the new building will work wonders in the appearance of the district as well as in the realty values along Eighth avenue. The building will have light on all sides. Topping it will be an auditorium 25 feet high designed for the holding of fashion shows for cloak, suit and dress manufacturers.

The impending construction of this ultra modern building is another feather in the cap of the Save New York Committee. In the opinion of those who have followed the campaign it is a decided assurance of the success of the committee's protective scheme originally designed to drain the manufacturers from the Fifth avenue district, where their presence constituted a ruin to the city's high class shopping centre. Then the committee expected the field of its operations to include the theatre, hotel and automobile district. Early in the campaign the committee enlisted the support of two of the big in the garment trade, Mack Kahan and Sol Singer, who formed a syndicate to erect the two big structures on the west side of Seventh avenue between Thirty-seventh and Thirty-eighth streets, which now form the hub of the garment centre. In these cooperative buildings many manufacturers bought space and took up their quarters there last week. A number of others who had decided to follow the trend of their associates out of the protected district were unable to secure space and some of

ENLARGE NEWARK STORE.

Hamberger Company Going Ahead With \$1,500,000 Addition.

Work has started on the \$1,500,000 addition to the department store of L. Bamberger & Co. at Newark, N. J. Shortly after the completion of the present store in 1912 the company began the assembling of its enlarged site, which now embraces the entire block bounded by Market, Halcyon, Bank and Washington streets. The enlargement is being made on the Washington and Market street corner. Four old buildings are being razed to make way for the new structure, which will be in the Gothic style to harmonize with the old structure.

On the roof will be a recreation room and restaurant for employees. The room will be walled and ceiled with glass and will contain more than 3,000 square feet. There will be three entrances to the building on Market street and one on Washington street. A portion of the basement of the new store will be excavated to a double level, which will be used temporarily for the storage of merchandise, but will eventually provide space for a vast extension of the present engine room and refrigeration plant.